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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE REGISTERED HOLDERS OF
ABFC 2007-WMC1 TRUST ASSET BACKED
FUNDING CORPORATION ASSET BACKED
CERTIFICATES, SERIES 2007-WMC1

vs.

REGINA L DANIELS; CITY OF RENTON;
ALLIANCEONE RECEIVABLES MANAGEMENT,
INC.; NATIONAL SERVICE BUREAU, INC.; STATE
OF WASHINGTON, DEPARTMENT OF LABOR AND
INDUSTRIES; ALASKA USA FEDERAL CREDIT
UNION; STATE OF WASHINGTON, DEPARTMENT
OF EMPLOYMENT SECURITY; THE UNITED
STATES OF AMERICA INTERNAL REVENUE
SERVICE; ALSO ALL PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN,
OR INTEREST IN THE PROPERTY DESCRIBED IN
THE COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL
PROPERTY**

CAUSE # 13-2-07471-1 KNT

JUDGMENT RENDERED ON 07/15/2013
ORDER OF SALE ISSUED: 12/18/2014
DATE OF LEVY: 01/07/2015

TO: REGINA L DANIELS, JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

4514 NE 17TH PLACE f/a/k 13630 SOUTHEAST 107TH STREET RENTON, WA 98059

THE WEST 320 FEET OF THE SOUTH HALF OF TRACT 13, JOSEPH P. MARSHALL TRACT,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 38 OF PLATS, PAGE 30, IN
KING COUNTY, WASHINGTON; EXCEPT THE WEST 160 FEET THEREOF; TOGETHER WITH AN
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 30 FEET OF
TRACT 13; EXCEPT THAT PORTION LYING WITHIN THE MAIN TRACT.
TAX PARCEL NO. 516970 0144.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: FEBRUARY 27, 2015
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$537,525.31 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. NO REDEMPTION RIGHTS AFTER SALE.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
ROBINSON TAIT, P.S.
710 SECOND AVENUE
SUITE 710
SEATTLE, WA 98104
(206) 676-9640